

**Request for Proposals
Sale and Development of Real Estate
Offered by
City of Bridgeport, CT
167 Steuben Street
95 Gilmore Street
(former Waltersville School)**

Issue Date: Monday, November 14, 2016

Submission Deadline: 4 PM, Tuesday, January 31, 2017

RFP Available Electronically at: <http://www.bidsync.com>

**RFP also on City Web-Site, Office of Planning & Economic Development at:
http://ci.bridgeport.ct.us/newdepartments/Eco_Dev_Dep/default.aspx**

Introduction

The Waltersville School, constructed circa 1900 and located in the East Side neighborhood of Bridgeport, is being offered for sale and development by the City of Bridgeport. The City, acting through its Office of Planning and Economic Development (OPED), seeks a qualified developer to purchase and improve the property. ***The City will consider proposals for residential reuse, mixed-use development, institutional, or other community development purposes.*** To be considered, developers must submit a development proposal in response to this Request for Proposals (RFP), in the manner prescribed herein. The City makes no representations or warranties as to the condition of the property, zoning, and zoning enforcement, and proposes to sell the property “as is, where is, with all faults.”

Minimum Price & The Importance of Price

The minimum price for the building is \$192,000. (This figure represents the most recently appraised value determined by the City -- see attached Appraisal of July 26, 2016 performed by Vimini Associates). ***Developers are encouraged to bid above the minimum.*** In the past, winning RFP respondents have typically made purchase offers above the minimum price dictated by the RFP. The City encourages developers to understand that purchase price will be a key consideration for the City in awarding this property.

Closing Date & The Importance of Closing

The City will require that the developer selected via this RFP process be able to close on the purchase of this property on an aggressive timeline determined by the City. By submitting a proposal in response to this RFP, all respondents hereby agree, if selected, to be prepared to consummate the purchase of the property upon 60 days notice by the City on an as-is, where-is, no-contingency basis, such time only to be extended as the City may determine at its own discretion. **TIME IS OF THE ESSENCE.** If a selected developer cannot close within the timeframe established by the City, that party shall have no further expectation of the City with

respect to this property, and the City shall be immediately free to pursue negotiations on the purchase with another developer.

Property Taxes

Though respondents may request property tax incentives as part of their development proposals, **such requests are not encouraged**. The City desires that this property produce significant property tax revenue and will look more favorably on those proposals which will achieve that objective. For information on the current assessment of the property, visit the City of Bridgeport's Tax Assessor Web-Site at:
<http://data.visionappraisal.com/bridgeportCT/DEFAULT.asp>.

Location/Neighborhood

The property is located in the East Side neighborhood, on the northern side of Steuben Street, four blocks north of Interstate 95 and two blocks east of East Main Street. The Steelpointe Harbor development project (including the 120,000 sf Bass Pro Shop) is approximately 1500 feet in walking distance from the property. The new Barnum School-Waltersville School complex, opened in September 2008, is two blocks east of the subject site. Just north of the School Complex, the \$70MM Crescent Crossings Housing Development is underway.

Property Description, Current Zoning and Desired Development

The property consists of one tax parcel, approximately 1.57 acres in size, with approximately 96,335 square feet of finished area on three floors. The site is generally level and consists of fenced and paved areas, which offer considerable space for off-street parking. Respondents are invited to visit the City of Bridgeport's Geographic Information System (GIS) website for more information at <http://gis.cdm.com/BridgeportCT/>.

The current zoning for the property is Residential High Density (R-C), a designation "intended to provide for high density neighborhoods with a safe and vital residential character by promoting a maximum variety of housing types, including multifamily dwellings, and by allowing a range of non-residential uses that will, when properly regulated, provide the services, recreational facilities, and opportunities for social interchange that enhance residential life." See complete Bridgeport Zoning Regulations by clicking on the Zoning Department link on the City of Bridgeport's web-site at <http://www.bridgeportct.gov/>.

The City's Master Plan of Conservation and Development ("Master Plan") can be found at <http://www.bridgeportct.gov/PlanningDepartment/Pages/MasterPlan.aspx>

Respondents are encouraged to review the Master Plan and to develop proposals in keeping with the goals of the plan, which include:

Section 11.0 NEIGHBORHOODS has established the following policies:

POLICY 1: Rejuvenate neighborhoods by enhancing quality of life.

Goal: Emphasize property upkeep and safety as the keys to attractive communities.

POLICY 2: Revitalize neighborhoods with neighborhood planning.

Goal: Neighborhood level planning initiatives will be encouraged and supported.

The East Side is one of seven neighborhoods within the City that have established Neighborhood Plans under the State's Neighborhood Revitalization Zone (NRZ) Guidelines. It is recommended that the respondent review the NRZ Plan, and provide a project that is consistent and compatible with the community's desires to increase affordable housing options, rehabilitate and preserve properties with historic character, and increase the planting of trees and other landscape features.

The City will consider proposals for residential reuse, mixed-use development, institutional, or other community development purposes.

Environmental Conditions

The City has not commissioned its own environmental assessments, nor does it intend to, and has not conducted a search of federal and state regulatory agency records for this property. The property may be subject to the Connecticut Property Transfer Act (Transfer Act), Connecticut General Statutes Section 22a-134 et. Seq. If, and to the extent that this property is a generator under such statute, the selected developer of the property will be required to comply with the Transfer Act as the responsible party, certify compliance with the Transfer Act to the Connecticut Department of Environmental Protection (DEP), implement any required remedial action plan, and indemnify the City of Bridgeport from any liability associated with compliance with the Transfer Act or enforcement actions brought by the DEP, the United States Environmental Protection Agency, or any other governmental agency having jurisdiction.

Compliance with City's Minority Business Ordinance

This Ordinance, effective July 19, 2007, commits the City to pursuing every effort to see to it that at least 30% of the dollar value of economic development projects accrues to the benefit of certified minority-owned and women-owned businesses, with at least 6% of that amount accruing to certified African-American owned businesses. By responding to this RFP, developers hereby commit to achieving these goals in their redevelopment project. The City's Small and Minority Business Resource Office is available to answer any questions regarding the Ordinance, to help with certifying businesses, and to help respondents develop their plan to meet the goals of the Ordinance. **Please contact.**

Site Access for Potential RFP Respondents

Potential respondents to this solicitation may arrange for tours on other days and other times (including weekends) by contacting Max Perez at 203-727-2707 (cell), 203-576-3976 (office), or via e-mail at max.perez@bridgeportct.gov

Submission Requirements

Respondents must submit five (5) hard copies of their complete development proposal. All materials will become the property of the City of Bridgeport. All proposals must be **received** by the City of Bridgeport's Office of Planning and Economic Development at the address set forth below no later than 4:00 P.M. on Tuesday, January 31, 2017.

Each submission must contain the following information:

A. Formal letter of interest on letterhead of principal developer, if a single entity, or the principal entity of the respondent, where the respondent is a team. Such letter should be addressed to:

Waltersville School RFP Coordinator
c/o Max Perez
Office of Planning and Economic Development
City of Bridgeport
999 Broad Street, 2nd Floor
Bridgeport, CT 06604

B. Identification of the Respondent/Business w/ Contact Information

The respondent should provide a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the development proposal. The respondent's specific experience in implementing the type of project proposed should be highlighted.

C. Description of the Development Proposal

The respondent should provide a description of the development proposal, including the following:

- Purchase price offered.
- Development plan.
- Estimated cost of improvements, schedule for completion.
- Summary of proposed sources and uses of funds.

D. Litigation

The respondent (firms and principals) must identify and describe any current, pending or threatened litigation against them related to their business or real estate dealings. The respondent must attest to having no litigation pending or contemplated against the City of Bridgeport.

E. Disclosure of Obligations to the City of Bridgeport

The respondent must attest to having no outstanding or overdue tax, lien, or fine obligations to the City of Bridgeport.

The City of Bridgeport may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. The City reserves the right to reject any and all proposals in its sole discretion, and/or terminate this RFP process for convenience.

Selection Process Schedule

The following schedule represents the anticipated timeline for the selection of development proposals, which may be altered by the City as the need arises:

RFP formally announced and distributed	Week of November 14, 2016
Formal Walkthrough (date to be determined)	Week of November 28, 29, &30, 2016
Deadline for receipt of proposals	January 31, 2017
City review of submissions	February 06, 24, 2017
Notification of results of selection process	February 28, 2017
Closing on sale of property	May 1, 2017

Selection Committee

All proposals will be reviewed and evaluated by a selection committee established by the City. Proposals will be reviewed and evaluated based upon information contained in the respective submission packages and their responsiveness to the submission criteria delineated below.

Proposal Evaluation Criteria

In evaluating submissions, The City shall rank the proposals by considering equally each of the four basic criteria that follow:

- **Proposal quality, with consideration to neighborhood compatibility**
- **Purchase Price**
- **Projected Tax Revenue**
- **Qualifications and financial capability of the respondent.**

The committee may request supplemental information when it determines the necessity, including business and personal financial statements from any of, all of, or none of the respondents. Financial statements and other business confidential information will not be subject to disclosure under Freedom of Information law. If information protected from disclosure under the Connecticut FOIA is to be kept confidential, a respondent should specify such information, place such information in a separate envelope appropriately marked, and submit such information with its proposal.

Sale of the Property may be Subject to a Land Development Agreement

The Land Development Agreement may include but not necessarily be limited to terms regarding the sale purchase transaction, building design standards, use, investment expected, a schedule of development milestones, and reversion of title for material failure to perform. The LDA will be filed on the land records. Further, it being necessary and in the City's best interest to generate ongoing tax revenue from this property, the LDA may include a provision restricting the future sale or transfer of this property to any tax-exempt entity without consent from an authorized representative of the City.

City's Reservation of Certain Rights

The City reserves the right to terminate this RFP and this offer to sell. The City reserves the right to reject all bids, to re-bid if it desires, or to make no award at all.

Questions and Contact Information

Questions should be addressed via e-mail to Max.Perez@bridgeportct.gov.

All questions and answers will be distributed via e-mail to each potential respondent that provides complete contact information to OPED. In order to receive such information, a potential respondent must provide OPED with its full contact information via e-mail at the above-indicated address. Obtaining the RFP via the City's web-site or via BidSync, will ***not*** automatically ensure that a potential respondent's contact information has been received by OPED.

